

**Kershaw County Planning and Zoning Commission
Regular Session Minutes – July 10, 2017, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Claude Eichelberger, Curtis Blackmon, George Harkins, Beth Smith, and Gary Whitlock

Members Absent: Kate Denton

Staff in Attendance: Michael Conley and Rhonda Darity

Call to Order

The Chairman, Claude Eichelberger, called the meeting to order at 5:30 PM.

Approval of Minutes

Gary Whitlock made a motion that the minutes of the May 8, 2017 regular meeting be approved. The motion was seconded by George Harkins, and all voted in favor.

Request of Scott Morrison to rezone 2560 Watson Street from R-15 to R-6 zoning

In giving his staff report, Mr. Conley informed the Commission that Scott Morrison, the applicant, would like to rezone the property from R-15 (Low Density, Single-family, Residential) to R-6 (High Density Residential). The subject parcel is on the western edge of suburban growth with rural properties to its north and west, and single family residential encroaching from the east. Numerous residential developments are increasing the residential density of the area. The rezoning request does meet the criteria in the future land use map and does not meet the criteria for spot zoning, since the zoning district is not contiguous to the requested district. Therefore, staff does not object to the rezoning request.

During public comment, David Parr, representing the applicant, informed the Commission that in order to pay for the cost of a pump station to run sewer to a proposed future subdivision, they need more density to make the proposed project feasible. The reason for requesting the rezoning is to allow a smaller lot size. Concerns addressed by others included protection of nature/wild life, property value, drainage and traffic. Chairman Eichelberger reminded everyone that the request at hand was to address the rezoning request only. After a brief discussion, Gary Whitlock made a motion to approve the rezoning of approximately 44.7 acres, at 2560 Watson Street from R-15 to R-6. George Harkins seconded the motion, and all voted in favor.

Major Subdivision Sketch Plan Review Request of HVP# Subdivision (2950 Bowen Street)

Mr. Conley informed the Commission that the property owner asked that this review be held over until the next Planning Commission meeting.

Adjournment

At 6:12 PM, the Chairman called for a motion to adjourn. The motion was made by George Harkins. Seconded by Gary Whitlock, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity

Secretary